176.0	0007	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,100 / 1,085,100
					USE VALUE:	1,085,100 / 1,085,100
					ASSESSED:	1,085,100 / 1,085,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDIS PETER
Owner 2:	PLACIDO CHARLENE
Owner 3:	
Street 1:	106 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	564A INVESTORS LLC -
Owner 2:	-
Street 1:	405 WALTHAM ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 4,692 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 3061 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4692.000	692,200	400	392,500	1,085,100
Total Card	0.108	692,200	400	392,500	1,085,100
Total Parcel	0.108	692,200	400	392,500	1,085,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.52 | /Parcel: 354.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118786
GIS Ref:
GIS Ref:
Insp Date: 08/13/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	175,000	400	4,692.	392,500	567,900	567,900	Year End Roll	12/18/2019
2019	101	FV	180,700	400	4,692.	386,900	568,000	568,000	Year End Roll	1/3/2019
2018	101	FV	180,700	400	4,692.	297,200	478,300	478,300	Year End Roll	12/20/2017
2017	101	FV	180,700	400	4,692.	280,400	461,500	461,500	Year End Roll	1/3/2017
2016	101	FV	180,700	400	4,692.	257,900	439,000	439,000	Year End	1/4/2016
2015	101	FV	158,600	400	4,692.	241,100	400,100	400,100	Year End Roll	12/11/2014
2014	101	FV	158,600	400	4,692.	222,100	381,100	381,100	Year End Roll	12/16/2013
2013	101	FV	158,600	400	4,692.	222,100	381,100	381,100		12/13/2012

!13803!

PRINT

Date	Time
12/11/20	03:42:25

LAST REV

Date	Time
12/02/20	11:50:31
jorourke	
13803	

USER DEFINED

Prior Id # 1:	118786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
564A INVESTORS	75853-411	1	10/9/2020		1,300,000	No	No		
TAUB KARL D/ETA	74054-195	1	1/29/2020		450,000	No	No		
ZHANG MING	25101-519		1/3/1995		179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	227	Addition	157,500	O				
2/4/2020	194	Inter-De	10,000	C				
3/17/2008	251	Redo Kit	12,000			G9	GR FY09	
7/17/2007	588	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
8/13/2020	Measured	DGM	D Mann
4/17/2020	SQ Mailed	MM	Mary M
7/7/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Meas/Inspect	345	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4692		Sq. Ft.	Site		0	70.	1.20	6									392,532						392,500	

Total AC/HA: 0.10771 | Total SF/SM: 4692 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,532 | Spl Credit | Total: 392,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1951	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	10.	%
Override:			%
	Total:	10.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99305320
Const Adj.:	0.99989998
Adj $ / SQ:	124.119
Other Features:	108573
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776843
Depreciation:	84676
Depreciated Total:	692167

COMMENTS

PDAS CONC BLK FRAME.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

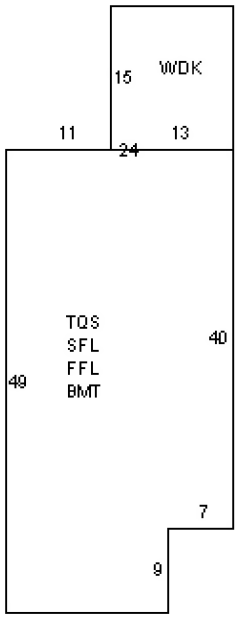
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.21
Special Features:	0	Val/Su Net:	158.43
Final Total:	692200	Val/Su SzAd	226.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,113	37.240	41,443
FFL	First Floor	1,113	124.120	138,145
SFL	Second Floor	1,113	124.120	138,145
TQS	3/4 Story	835	124.120	103,609
WDK	Deck	195	11.130	2,170

Net Sketched Area:	4,369			Total:	423,512
Size Ad	3060.75	Gross Are	4647	FinArea	3061

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X13	A	AV	1960	5.13	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400